



REDEVELOPMENT AGENCY AGENDA
MEETING OF: DECEMBER 19, 2001

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2, AND ARE CLOSED CAPTIONED FOR OUR HEARING IMPAIRED VIEWERS. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 THE WEDNESDAY OF THE MEETING AT 8:00 PM AND ARE ALSO REBROADCAST ON FRIDAY AT 4:00 AM, SATURDAY AT 7:00 PM, SUNDAY AT 7:00 AM AND THE FOLLOWING MONDAY AT 10:00 AM.

I CALL TO ORDER

II ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

CALLED TO ORDER BY CHAIRMAN GOODMAN AT 11:43 A.M.

PRESENT: CHAIRMAN GOODMAN and MEMBERS REESE, M. McDONALD, BROWN, L.B. McDONALD, WEEKLY, and MACK

ALSO PRESENT: VIRGINIA VALENTINE, Executive Director, BRAD JERBIC, City Attorney, and BARBARA JO RONEMUS, Secretary

ANNOUNCEMENT MADE: Posted as follows:

Downtown Transportation Center, City Clerk's Board
Senior Citizens Center, 450 E. Bonanza Road
Clark County Government Center, 500 S. Grand Central Pkwy.
Court Clerk's Bulletin Board, City Hall
City Hall Plaza, Posting Board

(11:43)

2-2499

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: DECEMBER 19, 2001

DEPARTMENT: OFFICE OF BUSINESS DEVELOPMENT

DIRECTOR: LESA CODER

SUBJECT:

APPROVAL OF THE MINUTES BY REFERENCE FOR THE MEETING OF NOVEMBER 7, 2001

MOTION:

REESE - APPROVED by Reference – UNANIMOUS

MINUTES:

There was no discussion.

(11:44)

2-2506

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: DECEMBER 19, 2001

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: LESA CODER

SUBJECT:

DISCUSSION AND POSSIBLE ACTION REGARDING A FIRST AMENDMENT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE CITY OF LAS VEGAS REDEVELOPMENT AGENCY AND PIONEER ENDEAVORS, LLC FOR THE DEVELOPMENT OF THE PARCEL LOCATED AT THE SOUTHEAST CORNER OF 4th STREET AND CLARK STREET (APN 139-34-311-126,127 & 128) - WARD 3 (REESE)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division: OBD / Redevelopment

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

Staff has negotiated a First Amendment to the Disposition and Development Agreement (DDA) with Pioneer Endeavors, LLC for the development of the Agency owned parcel located at 4th and Clark. The First Amendment is necessary to add additional office space, have less parking in the office building and increase the parking in the City-provided parking garage to accommodate the additional office space.

RECOMMENDATION:

Approval

BACKUP DOCUMENTATION:

1. Agenda Memo
2. First Amendment
3. Original Site Plan
4. Proposed Site Plan
5. Site Map
6. Disclosure of Principals

MOTION:

GOODMAN – ABEYANCE to 1/16/2002 – UNANIMOUS

MINUTES:

LESA CODER, Director, Office of Business Development, indicated that the applicants have requested this item be held in abeyance to 1/16/2002 in order to tidy up the language and define more precisely the timing of the proposed parking structure. MAYOR GOODMAN stated that the groundbreaking was wonderful and this will be a wonderful project which should not be delayed.

(11:44)

2-2520

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: DECEMBER 19, 2001

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: LESA CODER

SUBJECT:

PRESENTATION BY STAFF OF VIRTUAL TOUR OF PROJECTS OCCURRING IN THE DOWNTOWN REDEVELOPMENT AREA - ALL WARDS

Fiscal Impact

<input checked="" type="checkbox"/>	No Impact	Amount:
<input type="checkbox"/>	Budget Funds Available	Dept./Division:
<input type="checkbox"/>	Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

At this time, there is an abundance of economic development activity in the downtown area. Staff has developed a circular tour of several downtown blocks to identify and describe many of these significant downtown projects.

RECOMMENDATION:

Presentation only; no action required.

BACKUP DOCUMENTATION:

None

Submitted subsequent to the meeting: hard copy of PowerPoint presentation

MOTION:

None required.

MINUTES:

DEPUTY CITY MANAGER STEVEN HOUCHENS provided a 15-minute PowerPoint presentation giving a virtual tour of projects downtown. A hard copy of the presentation was provided and incorporated into the final minutes. The City of Las Vegas now has a population of 500,000 and downtown is the targeted center of the City. Sites reviewed included the addition to City Hall, the proposed downtown park on the Post Office site, 7500 seat Downtown Special Events and Sports Arena along Main Street and a potential 160,000 square foot Class-A-office use on 10 acres owned by the City at Ogden and Main Street. A new concept is under discussion for the site at Bonanza and US95 for a hotel for computers. LESA CODER, Director of Business Development, pointed out that the existence of fiber optics makes this a particularly attractive site. Along Ogden to the southwest is the 61 acres acquired by the City, which is being targeted for a medical campus consisting of schools of pharmacy, medicine and a cancer research facility. Other potential uses could include a sports arena, mid to high-rise, high-density residential and related retail uses. In addition, the site is appropriate for a desired performing arts center and additional residential uses.

REDEVELOPMENT AGENCY MEETING OF DECEMBER 19, 2001

Item IV-B – Presentation By Staff Of Virtual Tour Of Projects Occurring In The Downtown Redevelopment Area - All Wards

MINUTES – Continued:

Across the street are the 57 acres tied up by the World Market Center group, currently developing 20 acres in Phase I and will result in approximately 1.1 million square feet. As completed, the project will represent a total of 57 acres valued at 57.5 million square feet and an estimated construction cost of just under a billion dollars. COUNCILWOMAN McDONALD stated that she had been advised that approximately 80 leases have already been signed for Phase 1. MAYOR GOODMAN commented that the report brought back from North Carolina by the Councilwoman really demonstrated a possibility to diversify the City's economy overnight. MS. CODER added that the build-out includes retail and ancillary uses such as hotels and convention facilities.

DEPUTY CITY MANAGER HOUCHENS resumed the tour to the south with the Chelsea Mall. MS. CODER explained that this upscale mall represents a 400,000 square foot factory outlet mall with a future residential project to the north. The plan includes the possible construction of a high-rise hotel on the north portion of the property which is currently shown as parking. Retail construction is projected in late Spring 2002. There is a multi-modal center, which includes buses and a monorail station, in the vicinity of Bonneville Avenue and Main Street. MAYOR GOODMAN pointed out that there is a wonderful opportunity where two Ivy League architectural schools are coming out to research Las Vegas and will offer their findings to the City without charge. The University of Pennsylvania felt that Fremont Street is a wonderful teaching opportunity. Harvard will be looking at the 61-acre site.

On Main Street and Charleston Boulevard is the S2 Art Center where art will be displayed and produced. This is a world-class facility that will hopefully create a draw for other artists. North and east is residential housing, including the 51-unit affordable housing complex called L'Octaine anticipated to break ground in early 2002. This project includes a market/housing mix. The same type of set up exists with the 282-unit Kirby Lofts at Hoover and Gass anticipated in the same timeframe.

The 27,000-square-foot-Mainor-&-Harris office structure, which will be completed in January 2002, is north at Fourth Street and Gass Avenue. Another law project is the 68,000-square-foot Pioneer Endeavors project at Fourth Street and Clark Avenue, which broke ground last week and is anticipated to be completed in approximately 14 months. Across the street from that project is the Fifth Street School. It is anticipated that the Downtown Metro Command Center will be relocating to the Ninth Street School, along with other offices, depending on the completion of other projects in the area. The entire complex represents 35,000 square feet and is creating considerable talk in the private market sector.

REDEVELOPMENT AGENCY MEETING OF DECEMBER 19, 2001

Item IV-B – Presentation By Staff Of Virtual Tour Of Projects Occurring In The Downtown Redevelopment Area - All Wards

MINUTES – Continued:

The newly constructed City Centre Place and the 540-space parking garage is located at Lewis Avenue and Fourth Street. This Class-A office structure was built by The Pauls Corporation out of Denver. It opened about two months ago and is 50% leased. The public/private partnership is represented by the fact that the City constructed the three-level parking garage. Slightly beyond that point is the \$2.4 million Lewis Avenue Corridor project, complete with a water feature. The funds for this project came from the City as well as federal sources. Groundbreaking is anticipated in the next few months.

One of the largest buildings downtown is the Regional Justice Center anticipated to open in September 2002 and on the right is the preliminary graphic representation of the stylist parking structure which will provide 1502 parking spaces at Bonneville Avenue and Fourth Street in order to support other uses in the Downtown area. That 10-story structure will house retail uses on the first floor, Bonneville side.

COUNCILMAN WEEKLY discussed with MS. CODER that the parking structure is the one which raised concerns with the MORANS and that answers will be ascertained once more information and numbers are available. He indicated that their concern was reasonable, especially given their own efforts for downtown redevelopment.

DEPUTY CITY MANAGER HOUCHENS continued the tour down Fourth Street, north to Carson Avenue with a 300-unit housing development and the Desert Sage cluster homes. MS. CODER added that the cluster home development began on November 26, 2001. Staff hopes to present graphics for the stages established by the Fremont Street Experience Group at First and Third Street. Those are now complete and fully operational. The proposal is for a pedestrian mall to link the Fremont Street Experience canopy to Stewart Avenue. COUNCILMAN REESE stated that the stages referenced have impacted area business and the callers would like to meet with staff regarding the problems being experienced. MS. CODER assured the Councilman that she would follow-up on those complaints.

The newest addition to Fremont Street is Neonopolis. The 250,000 square foot festive retail facility houses a 14-screen multiplex Crown theatre, a number of nationally recognized restaurants, an anticipated bowling alley and arcade, along with several other types of uses. This is another public/private partnership where the City participated via a parking structure.

This returns the tour to the 7-level parking structure across the street from City Hall which provides approximately 541 spaces and first floor retail at Las Vegas Boulevard and Stewart Avenue.

REDEVELOPMENT AGENCY MEETING OF DECEMBER 19, 2001

Item IV-B – Presentation By Staff Of Virtual Tour Of Projects Occurring In The Downtown Redevelopment Area - All Wards

MINUTES – Continued:

MAYOR GOODMAN and several Councilmembers congratulated DEPUTY CITY MANAGER HOUCHENS and MS. CODER on an outstanding presentation. MAYOR GOODMAN stressed that this, based on completion, is what the City Council should be doing as its job. COUNCILMAN WEEKLY noted that there are some great projects but expressed concern that the impact of the 9-11-2001 event could delay them, especially with several projected start dates in early and mid 2002. MS. CODER responded that several groundbreakings were delayed or paused into 2002. This was a national market effect. MAYOR GOODMAN added that there is no sense of a loss of confidence in Las Vegas as there has been in other areas of the country.

COUNCILMAN REESE thanked the Mayor and other Council members for keeping the City moving in the right direction and addressing all the concerns necessary to revitalize the downtown area. An entirely new skyline is anticipated for downtown and older will neighborhoods come back more vibrant and revitalized. The ripple effect will flow through Wards 1, 3 and 5. None of this could be happening without the Mayor's leadership and the effort of staff.

There was no further discussion.

(11:45 – 12:06)

2-2568/3-1

AGENDA SUMMARY PAGE**REDEVELOPMENT AGENCY MEETING OF: DECEMBER 19, 2001**

DEPARTMENT: FINANCE AND BUSINESS SERVICES**DIRECTOR: MARK VINCENT****SUBJECT:**REPORT ON FINANCIAL CONDITION OF THE REDEVELOPMENT AGENCY AS OF
SEPTEMBER 30, 2001**Fiscal Impact**

<input checked="" type="checkbox"/>	No Impact	Amount:
<input type="checkbox"/>	Budget Funds Available	Dept./Division:
<input type="checkbox"/>	Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

The Redevelopment Agency bylaws requires that the Finance Officer present to the Agency board the financial condition of the Agency. Attached please find a schedule showing the total revenues and expenditures, actual and budgeted for the period ended September 30, 2001. Current obligations of the Agency, as well as uncommitted balances are also shown.

RECOMMENDATION:

Report only; no action required.

BACKUP DOCUMENTATION:

Spreadsheet

MOTION:

None required.

MINUTES:

MARK VINCENT, Director of Finance & Business Services, advised that there is little to report in the first quarter. The first installment of property taxes has been received and expenditures have been limited mostly to City Centre Place. COUNCILMAN McDONALD confirmed with MR. VINCENT that the City of Las Vegas has shown leadership in driving the economy following 9/11/2001 and financial security remains strong. MR. VINCENT added that the City is recession-resilient, but not recession-proof, regardless of the cause of a recessionary period. The current situation shows that and, based on that, recovery would be quicker and fuller than many other entities.

There was no further discussion.

(12:06 – 12:08)



AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: DECEMBER 19, 2001

CITIZEN PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISION OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A REDEVELOPMENT AGENCY MATTER NOT LISTED ON THE AGENDA, PLEASE STEP UP TO THE PODIUM AND CLEARLY STATE YOUR NAME AND ADDRESS. PLEASE LIMIT YOUR REMARKS TO THOSE MATTERS UNDER THE EXPRESS JURISDICTION OF THE REDEVELOPMENT AGENCY. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

MINUTES:

TODD FARLOW, 240 N. Nineteenth Street, stated that the City and everyone involved are doing a tremendous job. He was sorry Race Rock pulled out of downtown, but is very excited about the Harvard visit described by the Mayor. He confirmed with the Mayor that the Downtown Transportation is intended to be relocated to the multi-modal site.

(12:08 – 12:09)

3-91

THE MEETING ADJOURNED AT 12:09 P.M.

Respectfully submitted: _____
GABRIELA S. PORTILLO-BRENNER
January 4, 2002

BARBARA JO RONEMUS, SECRETARY